

Town of Volney Grievance Board
May 28, 2024

Attending: Chairperson David Grey, David Hutchins, Margaret LeVeia and Mark Lancaster.

The Grievance Board Members agreed that David Grey would be the chairperson.

No one from the public attended The Grievance Board Meeting.

Stipulations

The packet submitted by Alan and Marilyn French, for their property located at 2957 State Route 3, tax map number 355800 220.00-04-06, was reviewed by the board. Town Assessor Deborah O'Hern stated that there was previously a house on said property, but it had been demolished due to the condition it was in. She said that a pole barn had been added to the property in 2015. O'Hern stated that the original assessment had included the house and believed that the property was a little overpriced at \$22,600.

All board members agreed to the reduction of the tentative assessed value, of the property located at 2957 State Rte 3, from \$72,600 to \$65,000.

The packet submitted by Seneca Hill Manor, for the property located at 20 Manor Drive, tax map number 184.00-04-29.05, was reviewed by the board. Town Assessor Deborah O'Hern said that the property was tax exempt from county, town and school taxes. She said that the only taxes they had to pay were special taxes such as to the fire department. The owners claim that their assessed value was too high based on recent sales of nursing homes around the state. O'Hern said that she compared it to St. Luke's, in Oswego, which was assessed at \$5,400,000. Seneca Hill Manor had a company appraise their property. The appraisal company came up with a value of \$9,600,000.

David Hutchins wanted to know how much tax money they give to the fire department. O'Hern said that it would be based on the value of the property, but that by reducing the assessed value they would be saving \$10,000. She stated that she had visited the property and that it was in decent shape, but that enrollment had been down due to the state paying family members to

provide home care. David Hutchins wanted to know the total amount that Seneca Hill Manor pays to the fire department. Hutchins said that he believed that it was wrong to reduce the property value because of the money that would be taken away from the fire department. Chairperson Grey stated that they could not look at where the tax money would go as a reason for the property value assessment. Hutchins stated that he did not know enough about the comparables used (square footage, number of beds, etc) to arrive at a new property value. Mark Lancaster said that there were some comparisons listed in the packet from Rochester. David Hutchins said that the tax rate in Rochester was higher and that it was not a good comparison. Margaret LeVea stated that the Rochester examples were used as comparisons because they had to use something similar that had been sold. David Grey reiterated that the board was to determine whether the property had been assessed appropriately. After reviewing the packet David Hutchins said that he believed that the current assessment was appropriate.

Board Members David Grey, Margaret LeVea, and Mark Lancaster agreed to the reduction of the tentative assessed value, of Seneca Hill Manor, from \$11,000,000 to \$9,600,000.

Board Member David Hutchins did not agree to the reduction.

These minutes were submitted by Karen Ridgeway.